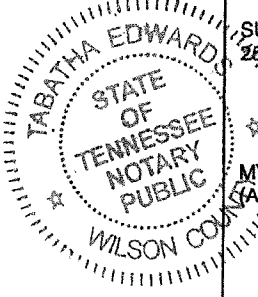


Karen Johnson Davidson County
Batch# 222875 DEEDWARR
04/29/2019 08:14:30 AM 3 pgs
Fees: \$18.00 Taxes: \$5,587.00
20190429-0038789

WARRANTY DEED		STATE OF TENNESSEE COUNTY OF WILLIAMSON <u>Davidson</u> ^{TE}
		THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$1,510,000.00. <u>[Signature]</u> Affiant
	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2019. <u>[Signature]</u> Notary Public	
	MY COMMISSION EXPIRES: <u>11-5-19</u> (AFFIX SEAL)	
THIS INSTRUMENT WAS PREPARED BY Southland Law Group, PLLC 7101 Executive Center Dr., Suite 151 Brentwood, TN 37027		
ADDRESS NEW OWNER AS FOLLOWS: Tanya D. Tucker 5453 Camelot Road Brentwood, TN 37027	SEND TAX BILLS TO: <u>Tanya D. Tucker</u> <u>c/o The Vaden Group</u> <u>1600 Division St., Ste. 225</u> <u>Nashville, TN 37203</u>	MAP-PARCEL NO.(S) 159-03-0-045.00

For and in consideration of the sum of Ten AND NO/100 Dollars (\$10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Michael Cox and wife, Debbie Cox, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Tanya D. Tucker, unmarried hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot (s) 24, as shown on the map entitled the Final Plat of High Ridge Subdivision, Phase Two, of record in Instrument No. 200101290008513, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

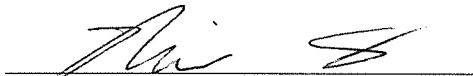
Being the same property conveyed to Michael Cox and wife, Debbie Cox by Warranty Deed dated 01/25/2017 from Trustees of the First Presbyterian Church at Nashville and The Oak Hill School of record in Instrument 201701250008349, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5453 Camelot Road, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 25th day of April, 2019.


Michael Cox

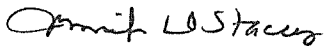

Debbie Cox

STATE OF TENNESSEE

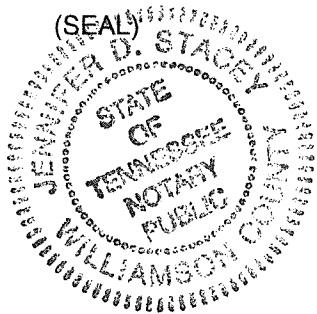
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael Cox and Debbie Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 25th of April, 2019.


Notary Public

My Commission Expires: 10/3/21



Return to:

 **MAGNOLIA**
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

